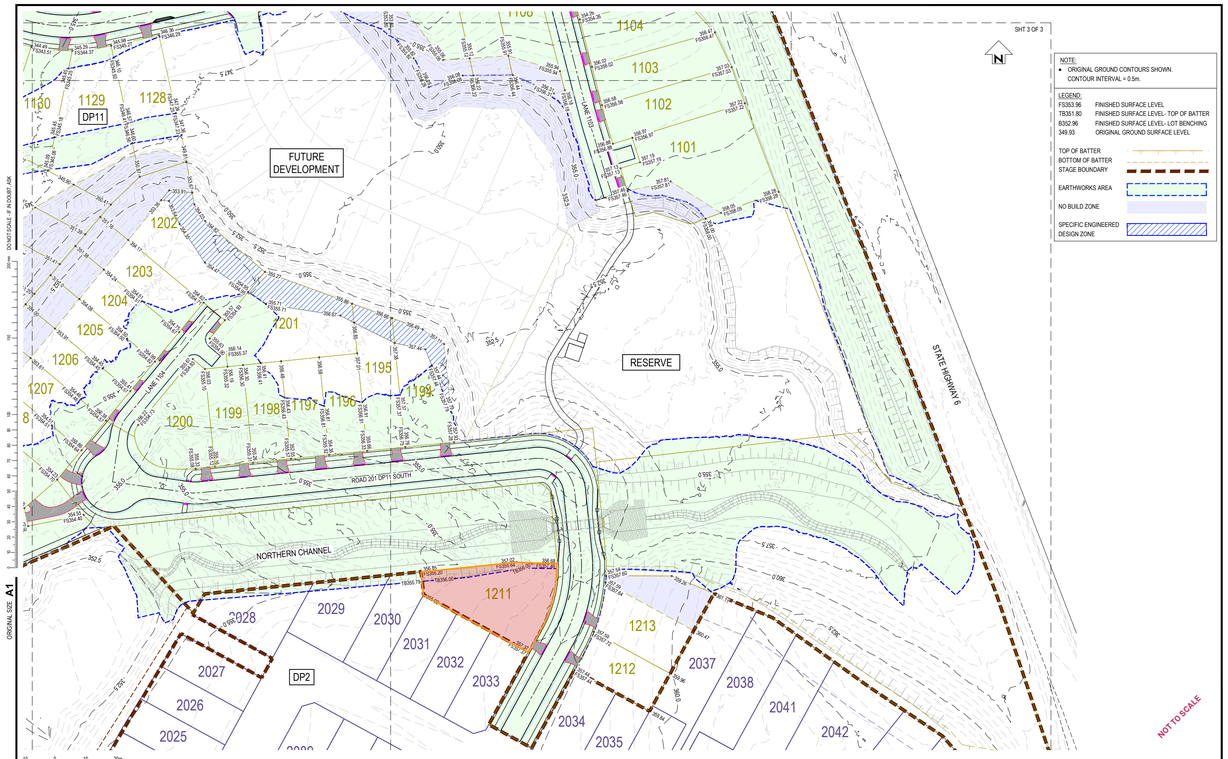


SURVEYED	PPG	12.22	
DESIGNED	Gerhard Hayden	11.24	
DRAWN	Brent James	11.24	
CAD REVIEW	Peter Thomson	18.12.24	
DESIGN CHECK	Patrick Leslie	18.12.24	
DESIGN REVIEW	Ian Banks	18.12.24	
APPROVED	Ian Banks	07.02.25	
PROP REGISTRATION			

REV | REVISIONS | DRN | CHK | APP | DATE

Stantec | Client: rcl group

HANLEYS FARM SUBDIVISION
STAGE DP11

FUNCTIONAL LAYOUT PLAN
SHEET 3 OF 3

Status: FOR INFORMATION ONLY
Date Stamp: 07.02.25
Scales: 1 : 500
Drawing No.: 80508585-11-001-D003
Rev.: B

COPYRIGHT © THESE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE SUPPLIED, ANY RE-USE IS PROHIBITED AND NO PART OF THE DOCUMENT MAY BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF STANTEC.

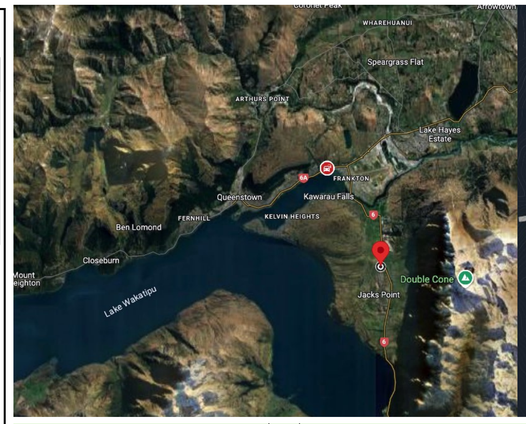
pw:\\stantec-ap-pw.bentley.com:stantec-ap-pw-01\Documents\New Zealand Clients\RCL Queenstown Ltd\80508585 - Hanleys Farm Subdivision\02 08 11 ACTITC\dt80508585-11-001-D003

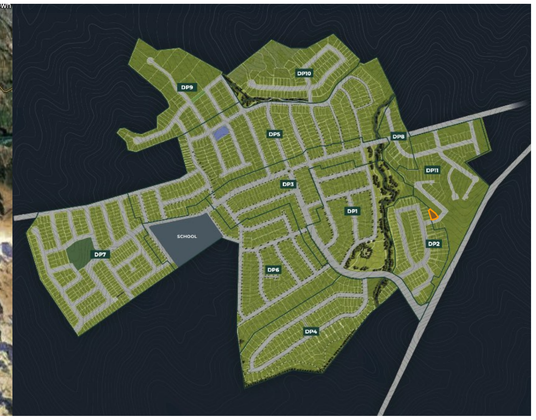
HANLEY'S FARM NEW HOUSE

ADDRESS	:	LOT 1211 HANLEY'S FARM QUEENSTOWN
LOT	:	Lot 1211
FOR	:	LANA AND ARTHUR
STAGE	:	RESOURCE CONSENT AND DESIGN REVIEW
DATE	:	22/01/2026

BUILDING INFORMATION

EARTHQUAKE ZONE :	3
CORROSION ZONE :	B
WIND ZONE:	TBC
CLIMATE ZONE:	6







NOTES:

1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

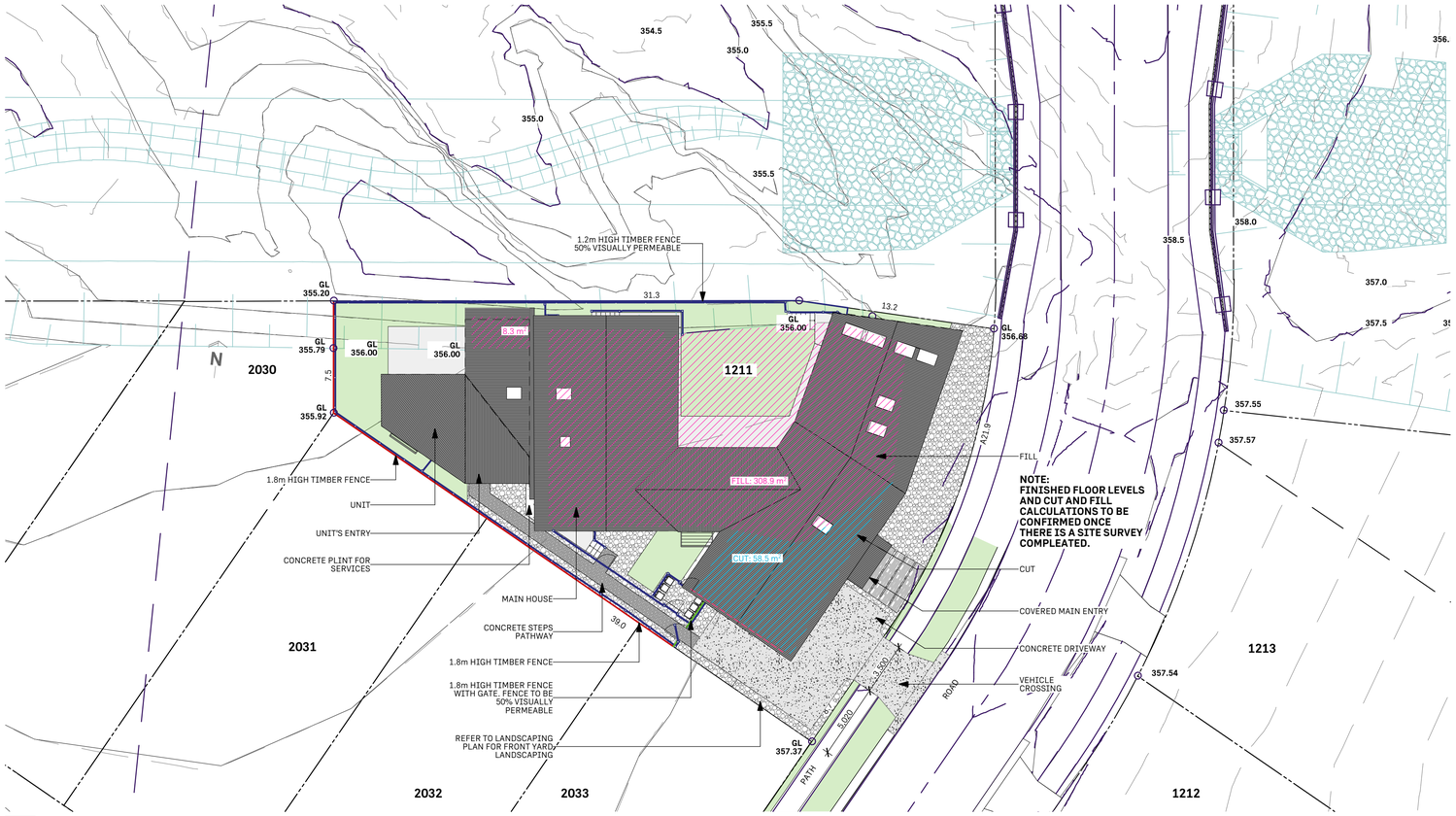
Drawing: COVER PAGE
AND
LOCATION
PLAN

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NALA STUDIO ARCHITECTS

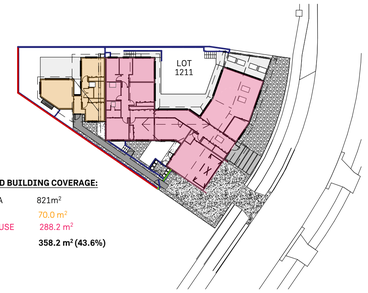
© COPYRIGHT RESERVED BY NALA STUDIO ARCHITECTS LTD

Sheet: RC101
Rev: A
Date: 22/01/2026
Scale @ A1:



1
-

PROPOSED SITE PLAN
1:200



PROPOSED BUILDING COVERAGE:

SITE AREA	821m²
UNIT	70.0 m²
MAIN HOUSE	288.2 m²
TOTAL	**358.2 m² (43.6%)**

1
-

SITE BUILDING COVERAGE
1:500

Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: SITE PLAN
AND SITE
COVERAGE

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

NALA STUDIO
ARCHITECTS

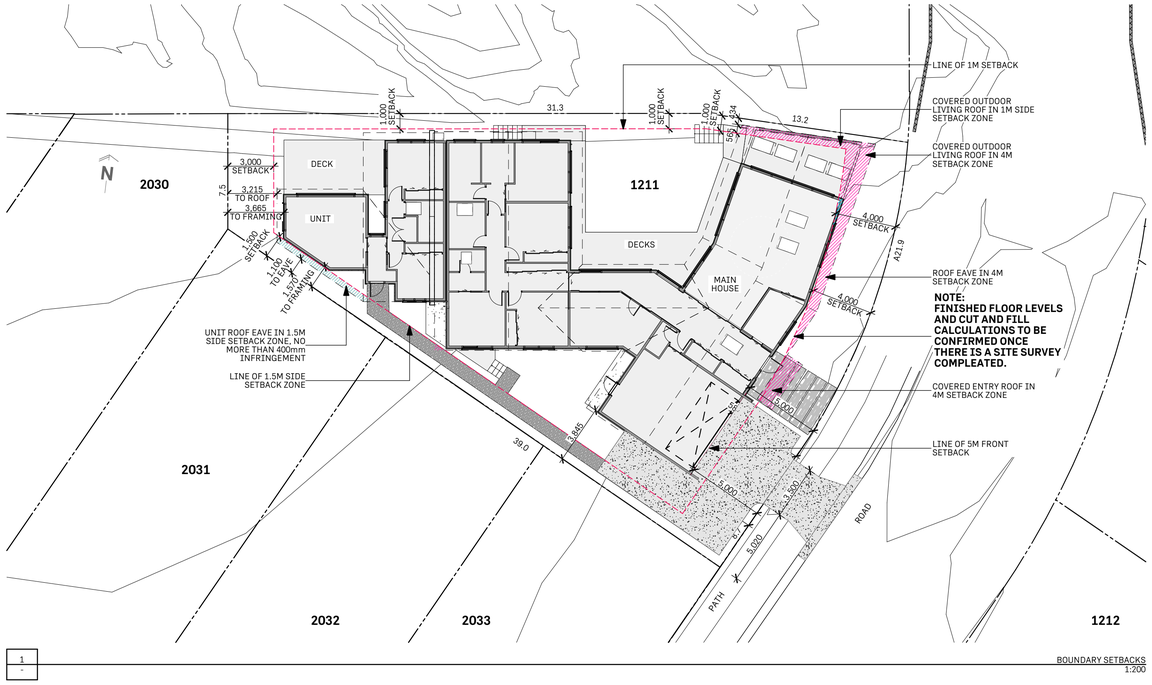
© COPYRIGHT RESERVED BY
NALA STUDIO ARCHITECTS LTD

Sheet: RC102
Rev: A
Date: 22/01/2026
Scale @ A1:



1
-

FENCE LAYOUT PLAN
1:200



1
-

BOUNDARY SETBACKS
1:200

NOTE:

REFER TO LANDSCAPING PLAN FOR FRONT YARD LANDSCAPING.

Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: FENCE PLAN
AND
SETBACKS
PLAN

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

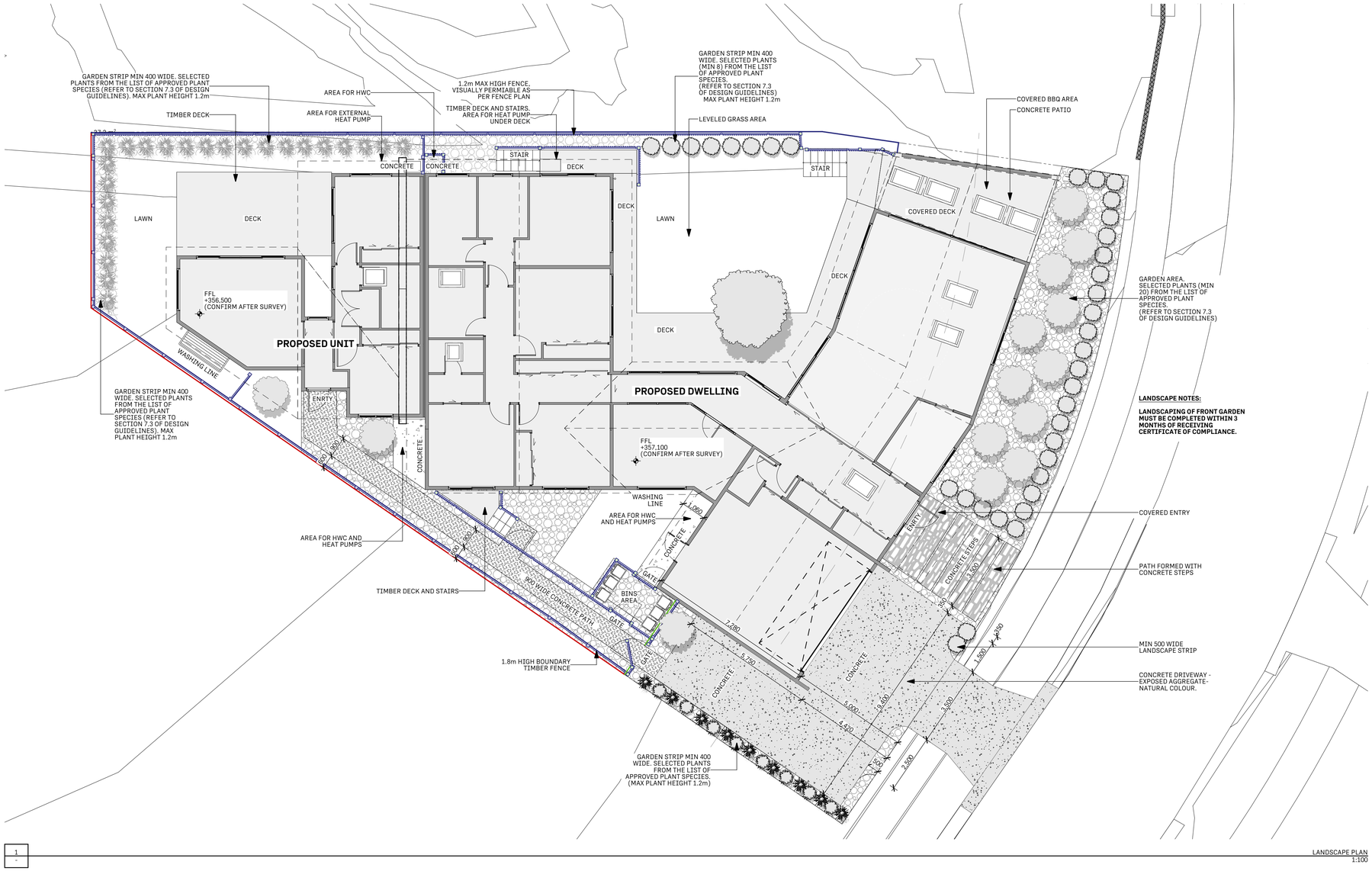
1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

NALA STUDIO
ARCHITECTS

© COPYRIGHT RESERVED BY
NALA STUDIO ARCHITECTS LTD

Sheet: RC103
Rev: A
Date: 22/01/2026
Scale @ A1:



1 LANDSCAPE PLAN
1:100

Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: LANDSCAPE PLAN

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

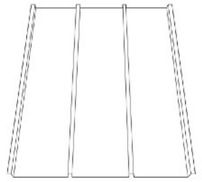
NALA STUDIO
ARCHITECTS

© COPYRIGHT RESERVED BY
NALA STUDIO ARCHITECTS LTD

Sheet: RC104
Rev: A
Date: 22/01/2026
Scale @ A1:

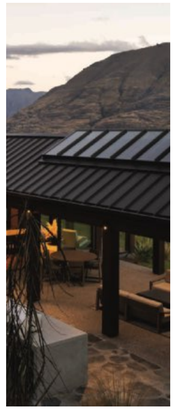
TRAY

The sleek aesthetic of the tray profile has made it a favourite with architects and designers for contemporary homes. It's minimalistic design and discreet fastenings make it a popular choice for wall cladding as well as roofing.





Tray





Slate



TSR: 25%
LRV: 9%

ROOFING AND CLADDING:
METALCRAFT ESPAN 340
FINISH
COLORSTEEL® MAXAM™
COLOUR: SLATE

ALL METAL FLASHINGS TO BE MIN 0.55 BMT
COLORSTEEL® MAXAM™
COLOUR: TO MATCH METAL ROOFING AND CLADDING

espan® 340

Minimum Pitch:	3 degrees after deflection
Applications:	Commercial and residential.
Orientation:	Roofs and vertical wall cladding.
Material Options:	0.55mm BMT G300 steel or 0.9mm BMT 5052 H36 aluminium. espan® 340 can accommodate clip on solar panels.
Swage Requirements:	espan® 340 is available with or without swages.
Swage Considerations:	The swages are discreet and provides for extra rigidity and strength, this is important in reducing the prospect of wind driven roof noise. The swages also assist with reducing oil canning.
Availability:	Nationwide. Sheet length restrictions might apply depending on project location.

espan® 340 - FLAT

espan® 340 - SWAGES

Profile dimensions are nominal and may vary depending on material.
Profile dimensions are not set out dimensions. If a specific set out is required please liaise with Metalcraft Roofing.

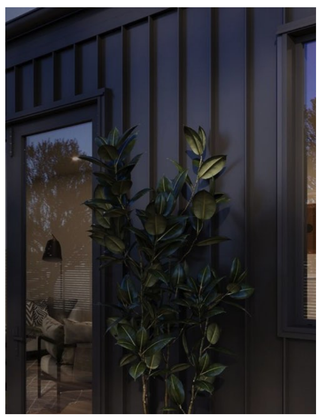
1 / -
ROOF PLAN
1:100



1 / -
PROPOSED FLOOR PLAN
1:100

TIMBER CLADDING: ABODO VULCAN
FINISH: PROTECTOR OIL STRAW





Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: FLOOR PLAN
AND ROOF
PLAN

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

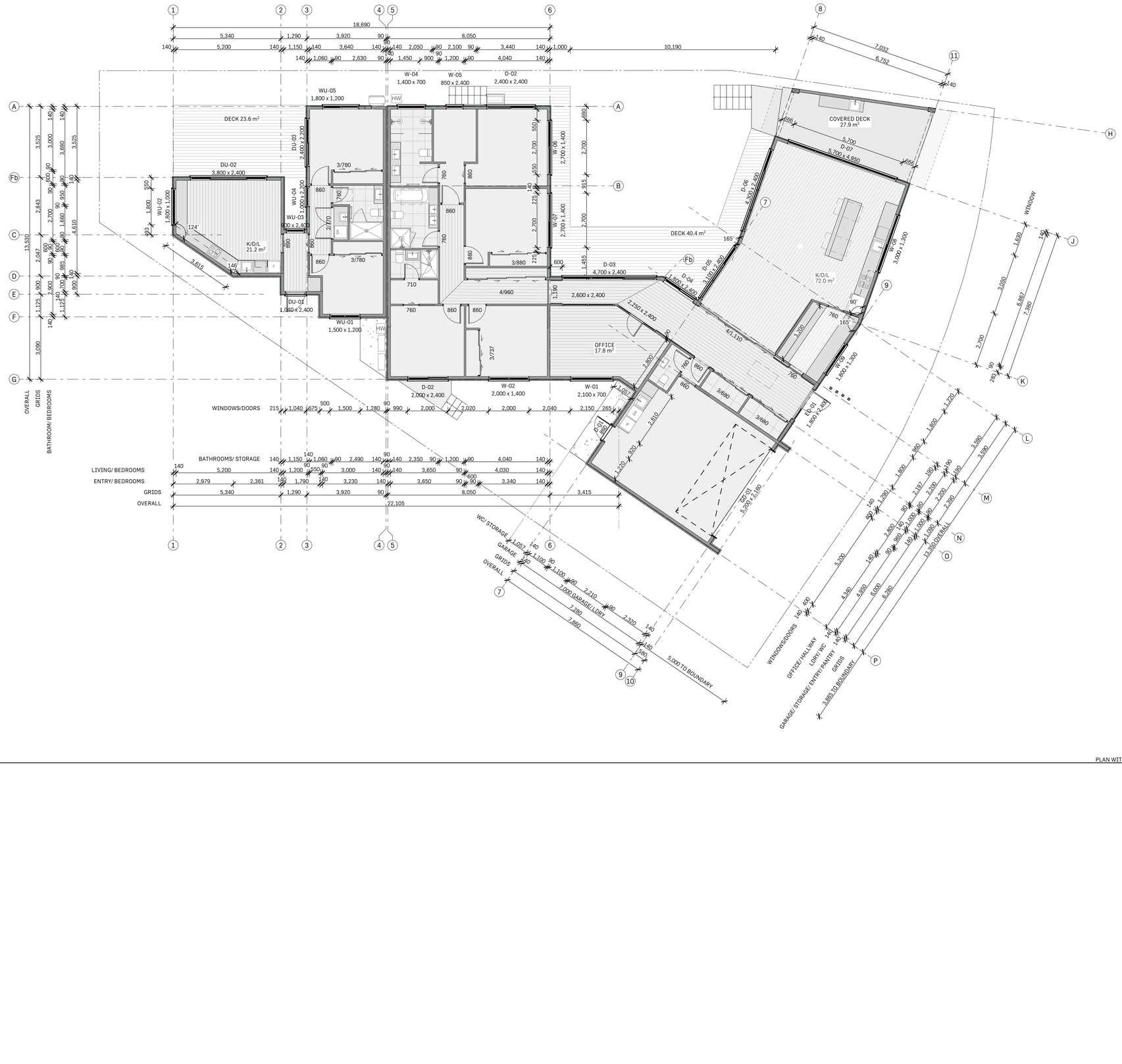
1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

NALA STUDIO
ARCHITECTS

© COPYRIGHT RESERVED BY
NALA STUDIO ARCHITECTS LTD

Sheet: RC105
Rev: A
Date: 22/01/2026
Scale @ A1:



PLAN WITH DIMENSIONS
1:100

Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: PLAN WITH DIMENSIONS AND WINDOW SIZES

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

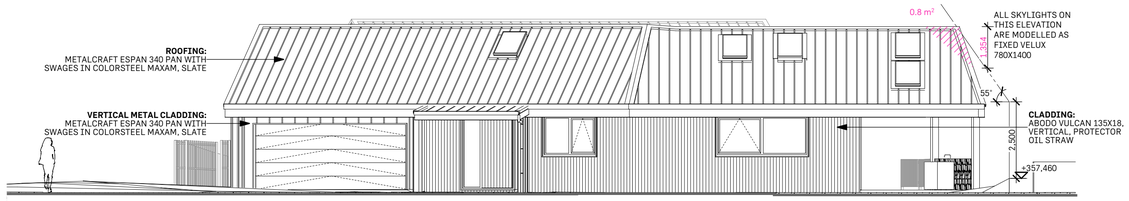
1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

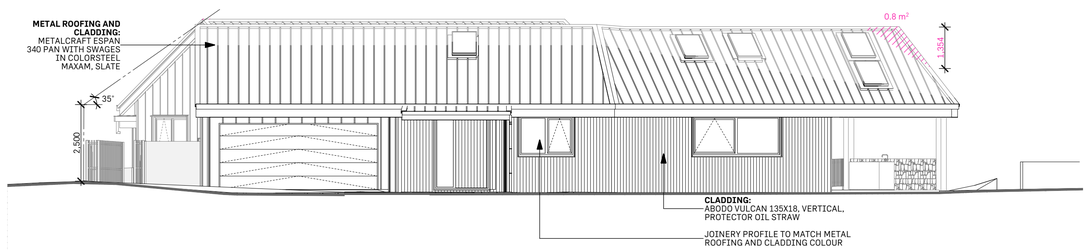
NALA STUDIO ARCHITECTS

© COPYRIGHT RESERVED BY NALA STUDIO ARCHITECTS LTD

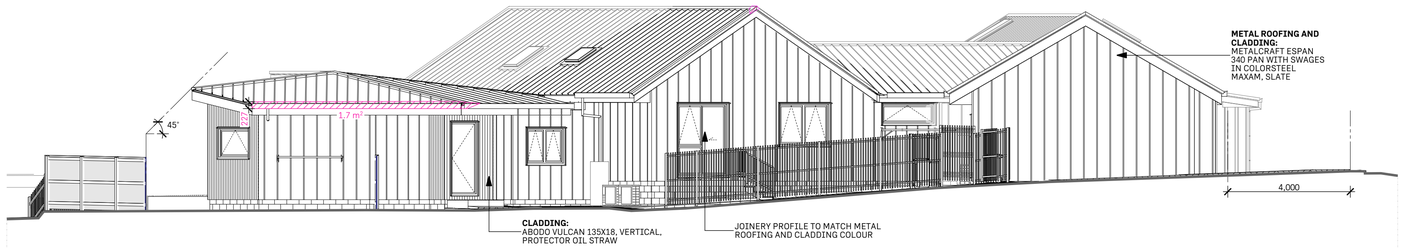
Sheet: RC106
Rev: A
Date: 22/01/2026
Scale @ A1:



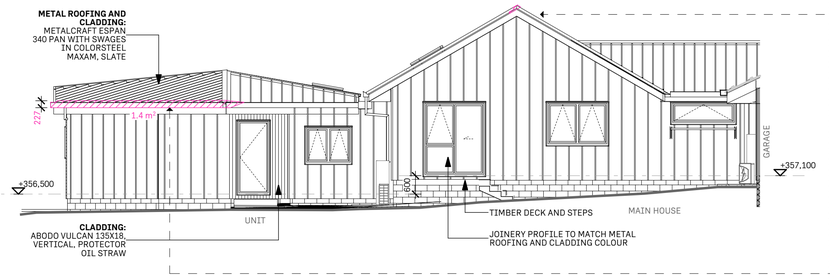
E1 - EAST ELEVATION E1 1:100



E2 - EAST ELEVATION E2 1:100

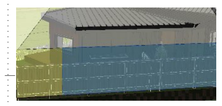


S1 - SOUTH ELEVATION S1 1:100



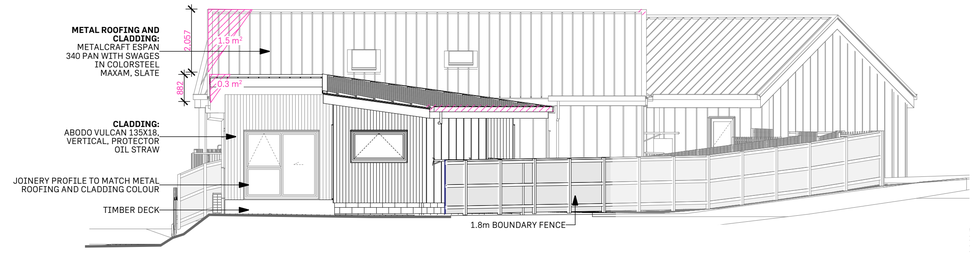
S2 - SOUTH ELEVATION S2 1:100



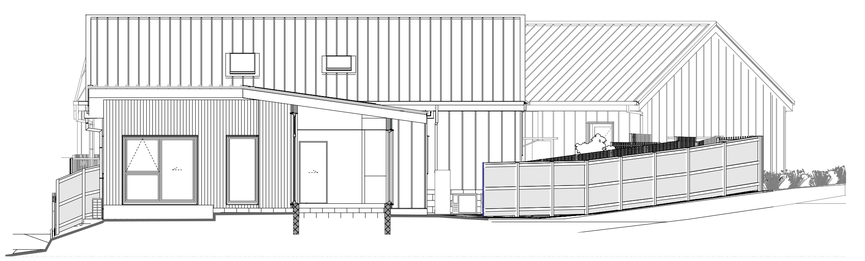




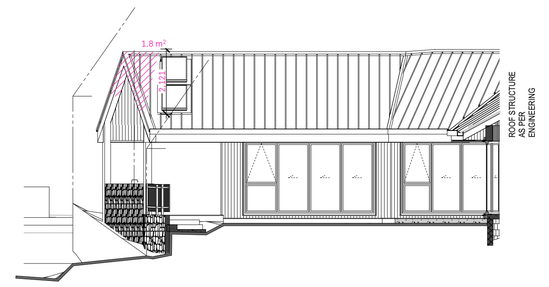
W1 - WEST ELEVATION W1 1:100



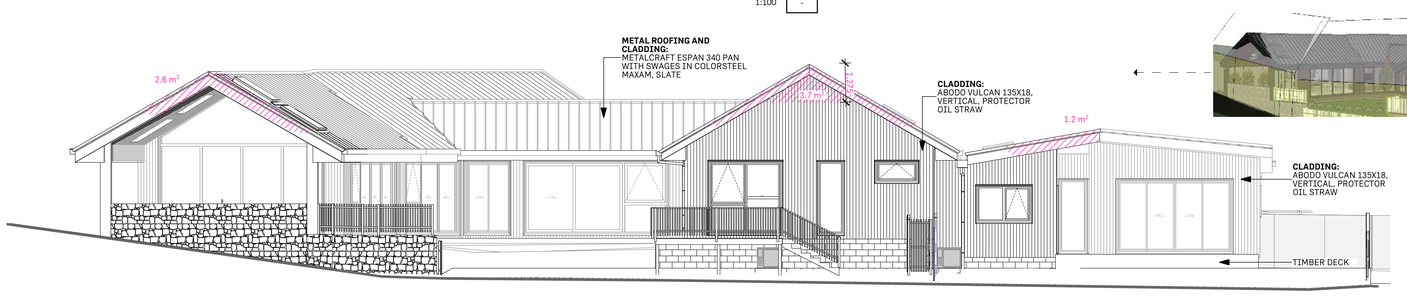
W2 - WEST ELEVATION W2 1:100



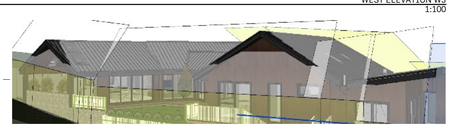
W3 - WEST ELEVATION W3 1:100

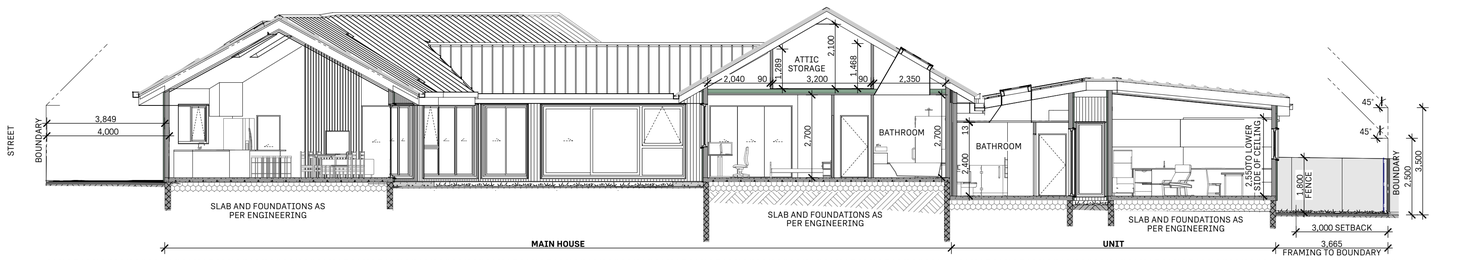


W4 - WEST ELEVATION W4 1:100



N1 - NORTH ELEVATION N1 1:100

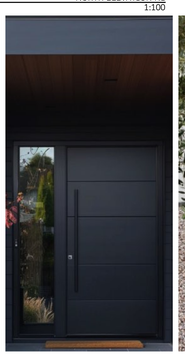




N2 - NORTH ELEVATION N2 1:100









Project: HANLEY'S FARM
NEW HOUSE
Client: LANA AND ARTHUR

Drawing: ELEVATIONS
1:100

Rev	Transmittal Set Name	Date
A	RC SET	22/01/2026

NOTES:

1. NO CHANGE TO THE DESIGN OR SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING, SHOULD THE SUPPLIERS, CONTRACTORS, BUILDERS, OWNERS OR ANY OTHER PARTY CHANGE THE DESIGN AND DETAIL OR PRODUCT SPECIFIED WITHOUT THE DESIGNERS APPROVAL IN WRITING, THE DESIGNER SHALL BE VOID OF ANY LIABILITY WHATSOEVER IN THE AREA OF CHANGE AND ALL LIABILITY SHALL BE VESTED IN THE PERSON WHO MADE THE CHANGE.
2. SHOULD ANY DISCREPANCIES BETWEEN DRAWINGS OR SPECIFICATION BE FOUND THE DESIGNERS SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.
3. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK.
4. ALL WORK TO COMPLY WITH NZBC, NZS 3604 AND NEW ZEALAND STANDARDS OR OTHER APPLICABLE STANDARDS UNLESS SPECIFIC ENGINEERING DESIGN USED.
5. ALL PLUMBING AND DRAINAGE WORK TO AS3500 (ENSURE THAT ALL WORK UNDERTAKEN ON SITE BY CONTRACTOR COMPLIES WITH OSH REQUIREMENTS)
6. PLUMBER TO CONFIRM ALL FINAL WASTE POSITIONS AS THEY ARE SUBJECT TO CHANGE, PRODUCT SELECTION BY CLIENT.
7. REFER TO SPECIFICATION FOR ALL MANUFACTURES PRODUCTS INFO, ENGINEERS DESIGN, BRACING INFORMATION.
8. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
9. ALL TIMBER MEMBERS TO BE SG8 H1.2 UNLESS OTHERWISE NOTED.

R Y G B **PLANS TO BE PRINTED IN COLOUR**

NALA STUDIO
ARCHITECTS

© COPYRIGHT RESERVED BY
NALA STUDIO ARCHITECTS LTD

Sheet: RC201
Rev: A
Date: 18/02/2026
Scale @ A1: